

An  
Bord  
Pleanála

**Board Direction**  
**BD-009742-22**  
**ABP-310054-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

## **1.0 Reasons and Considerations**

- 1.1. Having regard to the provisions of the North Tipperary Development Plan 2010 – 2016 as varied, the provisions of the Cloughjordan settlement Plan, the location of the site within and contiguous to designated urban boundary and to the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, nor result in the creation of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **2.0 Conditions**

- 1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 12<sup>th</sup> day of March 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the



developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to the commencement of development details of the following shall be submitted to, and agreed in writing with, the planning authority:
  - (a) A covered bicycle parking shelter with capacity for a minimum of 12 bicycles immediately adjacent to the modular structure

**Reason:** In the interest of sustainable development.

- 3 Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

**Reason:** In the interest of visual amenity.

- 4 The ball netting shall be erected prior to the commencement of use of the playing pitches.

**Reason:** In the interest of residential amenity.

- 5 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

- 6 The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of this development.



**Reason:** In the interest of public health.

- 7 The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) Existing trees, hedgerows specifying which are proposed for retention as features of the site landscaping

(ii) The measures to be put in place for the protection of these landscape features during the construction period

(iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech, or alder and which shall not include prunus species.

(iv) Details of screen planting which shall not include cupressocyparis or leylandii.

(b) Specifications for mounding, levelling, cultivation, and other operations associated with plant and grass establishment

(c) A timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

- 8 The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of traffic management, including timing and



routing of construction traffic, measures to obviate queuing of construction traffic, details of materials and staff compounds, *details of hoardings and security fencing, intended construction practice for the development*, including noise, dust and vibration mitigation measures and off-site disposal of construction / demolition waste. A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

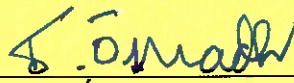
**Reason:** In the interests of public safety and residential amenity.

- 9 Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

In not agreeing with the Inspectors recommended condition number 2, (a temporary 5-year permission) the Board noted that the Planning Authority had not included such a condition and considered that the inclusion of such condition was not appropriate and might inhibit the completion of the proposed development.

**Board Member**

  
Terry Ó Niadh

**Date:** 12/01/2022